GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Visakhapatnam District - Alienation of the Government land measuring an extent of 81.03 acres classified as "AWD" in Ch.Lakshmipuram, Upamaka, N. Narsapuram and Rajayyapeta Villages, Nakkapalli Mandal, Visakhapatnam District in favour of M/s Hetero Infrastructure SEZ Ltd for formation of approach road, internal roads and Industrial purpose on payment of market value @ Rs.25,00,000/- per acre subject to certain conditions in addition to the conditions as per BSO-24 and G.O.Ms.No.571, Revenue (Assn.1) Department, dt.14-09-2012 – Orders - Issued.

REVENUE (LANDS.I) DEPARTMENT

G.O.MS.No. 163 Dated: 09-07-2021
Read:

From the Chief Commissioner of Land Administration & Special Chief Secretary, A.P., Lr.No.Land-Alienation.I(A)/30/2021, Dt. 23.06.2021.

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ORDER:

In the letter read above, the Chief Commissioner of Land Administration & Special Chief Secretary, A.P. has stated that the District Collector, Visakhapatnam has requested to alienate the Government land measuring an extent of 81.03 acres classified as "AWD" in Ch.Lakshmipuram, Upamaka, N. Narsapuram and Rajayyapeta Villages, Nakkapalli Mandal, Visakhapatnam District in favour of M/s Hetero Infrastructure SEZ Ltd for formation of approach road, internal roads and Industrial purpose as proposed by the Collector, Visakhapatnam District on payment of market value @ Rs.25,00,000/- per acre subject to certain conditions in addition to the conditions as per BSO-24 and G,O.Ms.No.571, Revenue (Assn.1) Department, dt.14-09-2012.

2. The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh has further stated that the APLMA considered the proposal of the District Collector, Visakhapatnam on 17.06.2021 and resolved to recommend to Government for alienation of Government land measuring an extent of 81.03 acres classified as "AWD" in Ch.Lakshmipuram, Upamaka, N. Narsapuram and Rajayyapeta Villages, Nakkapalli Mandal, Visakhapatnam District in favour of M/s Hetero Infrastructure SEZ Ltd for formation of approach road, internal roads and Industrial purpose as proposed by the Collector, Visakhapatnam District on payment of market value @ Rs.25,00,000/- per acre subject to certain conditions in addition to the conditions as per BSO-24 and G.O.Ms.No.571, Revenue (Assn.1) Department, dt.14-09-2012.

3. After careful examination of the matter, Government hereby order for alienation of Government land measuring an extent of 81.03 acres classified as "AWD" in Ch.Lakshmipuram, Upamaka, N. Narsapuram and Rajayyapeta Villages, Nakkapalli Mandal, Visakhapatnam District in favour of M/s Hetero Infrastructure SEZ Ltd for formation of approach road, internal roads and Industrial purpose on payment of market value @ Rs.25,00,000/- per acre subject to the following conditions in addition to the conditions as per BSO-24 and G.O.Ms.No.571, Revenue (Assn.1) Department, dt.14-09-2012. The details of the Survey Numbers and the extents are shown in Annexure appended to this order.

i. An extent of Ac.1.58 cts of Ch.Lakshmipuram and an extent of Ac.30.22 cts of N.Narasapuram Villages are classified as "Gorja". The water course

in these lands falling within the premises of M/s Hetero Infrastructure SEZ Pvt Ltd should not be disturbed or obstructed.

Wherever Water Courses are Interrupted, occupied and otherwise converted, M/s Hetero Infrastructure SEZ Pvt Ltd shall take all necessary steps for channeling the flow of water and make such alternate arrangements as per standards for free flow of water discharges to the existing creek to avoid inundation of the fields in upper reaches in the interest of public.

It shall be ensured that free flow of water from upper reaches to the creek is not obstructed in any manner and certified by appropriate technical agency identified by the Collector, Visakhapatnam District.

ii. The lands measuring an extent of Ac.34.34 cts of Ch.Lakshmipuram Village is classified as "Bandi Dari", "Cattle Dari" and "Rasta". The nature of road in the above lands shall be maintained and not interrupted or obstructed.

M/s Hetero Infrastructure SEZ Pvt Ltd while utilization of lands for formation of approach roads shall develop and maintain the roads as per road standards. The roads shall be open to public and continue to be maintained as public roads. Free passage as per the convenience of the public shall be continued.

iii. The land in Sy.No.314 of extent Ac.13.14 cents in Rajayyapeta Village is classified as Pada Poramboke. In case, any portion of the land is utilizing for public purpose such as roads, it shall be continued as public road and no obstruction shall be made for free passage of General Public.

iv. The land should not be alienated, leased or transferred in any other manner by M/s Hetero Infrastructure SEZ Ltd to any other organization or entity or department without explicit prior approval of the Government in Revenue Department and it should only be utilized for the purpose Intended.

v. In case, if any environmentally sensitive and fragile areas like water bodies exist, they should not be disturbed under any circumstances.

vi. The land shall be utilized for the purpose for which it is allotted within three years of the orders of alienation.

vii. For violation of conditions as well as non-utilization of land, the District Collector would be the authority to cancel and resume the land from the allottee.

viii. The Collector, Visakhapatnam District shall identify the Appropriate Technical Agency in Government Departments to ensure that M/s Hetero Infrastructure SEZ Ltd should form proper channeling of Water Course from upper reaches fields to the creek to avoid inundation of Agriculture Lands as well as the Industry and it should be regularly monitored by Engineering and Revenue officials.

ix. The Collector, Visakhapatnam District should ensure that General public should not suffer for utilization of Roads coming under alienation for free passage and M/s Hetero Infrastructure SEZ Ltd. should maintain the

Roads regularly as per Road Standards by constituting teams with Engineering and Revenue Officials Regularly".

4. The Special Chief Secretary & Chief Commissioner of Land Administration, Andhra Pradesh, Vijayawada and the District Collector, Visakhapatnam shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNER OF ANDHRA PRADESH)

V.USHA RANI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary & Chief Commissioner of Land Administration,
A.P.,Gollapudi, Vijayawada.
The District Collector, Visakhapatnam.
Copy to:
The P.S. to Spl. Chief Secretary to Hon'ble C.M.
The O.S.D. to Hon'ble Dy.C.M. (Revenue).
The P.S. to Chief Secretary to Govt.
The P.S. to Prl. Secretary, Revenue (Lands) Department.
The G.A.(Cabinet) Dept. w.r.to U.O. No.116/2021, Dt.30.06.2021
SF/SC

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE TO G.O.Ms.NO.163 DT.09.07.2021, REVENUE (LANDS-I) DEPARTMENT

Sl. No	Name of the Village	Sy. No. Applied	New Survey number Allotted after sub division	Extent Allotted in Ac – Cents after Survey
1	Chukkalavani Lakshmipuram	190-2	190-3	0.33
2		212-4	212-4	0.33
3		213-2	213-2	0.92
4		205	205-2	0.50
5		207	207	0.72
6		208	208	0.82
7		209	209	0.69
8		210	210	0.62
9		282-1,2,3 and 4	282	29.62
10		216-2	216-2	0.44
11		217	217	0.56
12		219	219	0.37
			Sub Total	Ac.35.92 cents (Gorja & Bandi Dari)
1	Upamaka	184	184-2	0.08
2		268-6	268-6B	0.30
3		268-8	268-17	1.1
4		268-9	268-9B	0.27
			Sub Total	Ac.1.75 cents
1	N Narsapuram	118	118	3.06
2		121	121	1.12
3		122	122	1.28
4		123	123	2.04
5		124	124	2.00
6		127	127	3.88
7		128	128	2.53
8		135	135	0.87
9		136	136	1.22
10		137	137	1.08
11		139	139	2.02
12		140	140	1.36
13		143	143	0.64
14		144	144	0.7
15		145	145	2.42
16		146	146	2.00
17		147	147	2.00
			Sub Total	Ac.30.22 Cents (Gorja)
1	Rajayyapeta	314-1,2	314	Ac.13.14 Cents (Pada Poramboke)
			GRAND TOTAL	Ac.81.03 Cents